

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on June 25, 2007
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Simm at 6:00 PM. Commission members also in attendance were Cole, Bell, Swenarton, Lyons, and Herbst. Baldwin arrived at 6:20 PM. Dewire was absent. Town planner Brynes, presenters Randy Conradi and Jim Chambers, Bill and Sally Edmonstone, residents of StoneRidge, and Carlene Donnarummo were present.

2. Review of Town Developments and Proposals.

2a. *Preliminary Discussion of "Grandview Farm" Open Space Development by Pequot Development, 56 Jeffrey Rd, Assessor's Map 17, Block 1, Lot 6, Zone RM-20. (No*

Application submitted). Randy Conradi and Jim Chambers presented a proposed subdivision of 25 new homes on a lot of 50.91 acres with 23.40 acres set aside as open space (45.9%). The open space would have 14.14 acres of wetlands (60%). An existing farmhouse would be on a 7.28-acre parcel. Presenters expected open space could be enlarged to 30 acres. MOTION: The Conservation Commission considers the open space subdivision preferable to a conventional subdivision because of the 30 acres of open space it provides (Herbst, Swenarton). Passed unanimously. Carlene Donnarummo departed.

2b. *Any pending applications and new preliminary proposals.*

PZ0705RA *Lattizori Development - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Special Detached Signage language (Section 7.12).* Mr. Edmonstone said that he appreciated the Conservation Commission's comments regarding Lattizori Development's proposed regulation amendment to create a Mixed Use Transitional District (MUTD). Modifications to the application have been submitted by Atty Heller and distributed by Town planner Brynes, but have not been seen or reviewed by the Conservation Commission. Simm said that the Conservation Commission's comments have not changed; Cole to attend final hearing Wednesday 6/27. Swenarton said that this changed application shows the systematic problems we have with the PZC. MOTION: Cole will attend the PZC hearing and reiterate our comments (Swenarton, Lyons). Passed unanimously.

Simm said that the Conservation Commission should be reviewing Special Use Permit application. Brynes suggested that the Commission receive applications before the IWWC (Wetlands). Simm said that the owner of two properties should have been requested to correct conservation easement or restriction on one parcel when applying for a special use application on the second parcel.

3. Open Space Committee

3a. *Open space plan update – discussion on parcels for preservation.* PZC hearing on the Open Space Plan has been continued to July 17th.

3b. *Discussion on parcels for preservation in Pawcatuck – Ben.* Mr. Verzillo has an agreement with TPL stating that TPL will be the primary contact. TPL will pay for one appraisal; town will be responsible for the other. Target is now October round for matching grants. Price is not yet set. Negotiations by TPL may depend on appraisal and Mr. Verzillo may request one lot be taken out. Herbst is disappointed that the Conservation Commission missed the June application due date.

The Walshes are no longer interested in selling; Brynes helped determine that they couldn't subdivide into as many lots as they had imagined. Skirig's 24-acre lot is still available and is a good candidate as it is adjacent to Avalonia. State is now granting up to 45% of appraised value (not 50%). Skirig should be asked for an appraisal or CMA. The Denison Society may try to sell its Cove Road and Mistuxet Avenue lot again. Open Space designation needed to add open space to P.A. 490.

3c. *Discussion on possible referendum for open space bonding.* Not specifically discussed.

4. Old Business

4a. *Discussion on Open Space Plan.* Discussed under item 3.

4b. *Mystic River Dam Committee.* Nothing new to report.

4c. *Discussion on DEP's Coastal Land Assessment Methodology.* Federal funding for Palmer Neck Rd not a high priority within DEP. Putting up \$25,000 from land acquisition fund and letter from First Selectman.

4d. *Discussion on utility providers' use of herbicides on Town road.* Near water bodies. Amtrak observed spraying in Groton at Cedar Road in Noank. Groton Shellfish Commission asking if we have witnessed same.

4e. *Discussion on Stonington's 200 Greatest Roadside Trees.* Bell said we need an ordinance limiting cutting of trees in the right of way with over a 10-inch diameter, Scenic road ordinance is not followed. Simm said that the town planted 3 drought-tolerant maples on US 1 at Holmes Street. Lyons said that the Conservation Commission should purchase and plant trees and ask for a line item.

4f. *Discussion on Admiral's Cove Subdivision Public Access.* Skipped.

5. New Business

5a. *Discussion on Anguilla Brook Preserve.* Transfer from Town to Stonington Land Trust has been proposed; first selectman is in favor. SLT will accept all liability and will manage the property.

MOTION: Chairman Simm to ask Board of Selectmen that the land be transferred to SLT (Bell, Lyons). Passed unanimously.

5b. *Discussion on Admiral's Cove Subdivision Public Access.* Not discussed.

6. *Review of May 21, 2007 meeting minutes.* Accepted as modified (Cole, Bell). Passed unanimously.

7. Adjournment

Motion to adjourn at 8:40 PM (Bell).

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting on 7/23/2007.